GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam Urban Development Authority – Change of land use from Residential use to Institutional use in T.S.No.381P, D.No.25-10-8, Ayya Koneru North Gattu, Maharajupeta South Ward of Vizianagaram Municipality, Vizianagaram to an extent of 862.32 Sq. Mts. - Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.166 Dated:28.04.2017
Read the following:-

1..From the VC, VUDA, Visakhapatnam, Lr.No.9873/2015/L8, Dt.29.06.2016.
2.Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3.Government Memo No.294161/H2/2016, Dt.08.02.2017.
4.Notification No.999, Dated:13.02.2017 published in Part-I of Andhra Pradesh Gazette.
5.From the Vice-Chairman, VUDA, Visakhapatnam, Lr.Rc.No.9873/2015/L8, Dated:03.04.2017.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 3rd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.999, Part-I, Dated:13.02.2017. In the letter 5th read above, the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions calling for objections and suggestions and upon publication of notification, no objections were received within the stipulated time of 15 days. Further, the applicant has paid an amount of Rs.76,464/- towards conversion charges vide VUDA receipt No.3413/2016-17, Dt.28.03.2017. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]
R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,Vijayawada.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Commissioner, Vizianagaram Municipality, Vizianagaram.

Copy to:

The applicant through the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Vizianagaram District, Vizianagaram.
SC/SF

//Forwarded :: By Order//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345 MA & UD (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

VARIATION

The site is falling in Town Survey in T.S.No.381P, D.No.25-10-8, Ayya Koneru North Gattu, Maharajupeta South Ward of Vizianagaram Municipality, Vizianagaram and measuring an area of 862.32 Sq. Mts. The boundaries of which are given in the schedule

[P.T.O.]

below, which was earmarked for State Government land use Municipal park use in Master Plan of Vizianagaram in which was earmarked for Residential Use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Institutional use by variation of change of land use, which was shown in Zonal Development Plan / Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
2. the applicant shall handover an extent of 56.96 Sq. Mts. of area to the Vizianagaram Municipality by way of registered gift deed at free of cost.
3. the applicant shall obtain approval of building plans for construction of buildings from Vizianagaram Municipality duly paying necessary charges to Vizianagaram Municipality and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Vizianagaram Municipality before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : House of Moola's bearing D.Nos.25-7-12 & 25-7-13
South : Existing 1.83 Mts. wide B.T.
to be proposed 20.00 Mts. wide Master Plan Road
East : Likhitesh Classic Apartments bearing D.No.25-10-17
West : Kumar Commercial Complex bearing D.No.25-10-19

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER